

CITY OF MOUNTAIN VIEW

MEMORANDUM
Community Development Department

DATE: September 1, 2015

TO: Randy Tsuda, Community Development Director

FROM: Terry Blount, Assistant Community Development Director/Planning

Manager

SUBJECT: September 2015 - Planning Division Update

The purpose of this memorandum is to inform you about the status of *notable* development projects and long-range planning efforts in the City. I understand that other parties interested in following development and policy changes in the community will likely use this memorandum, so I've also included the name of the project planner assigned to each project and the name of the applicant. Members of the public can click on the project planner's name to email them directly or click on the project website if one is available to find out more about the project. Also included are symbols to let you know whether something is approved – , and/or under construction – . Changes to this month's update are underlined. Finally, the projects are organized by *General Plan Change Area* and *Neighborhood Planning Areas* (see Attachment 1 – Map: Planning Division Update for the location of listed projects).

NORTH BAYSHORE CHANGE AREA

1. North Bayshore Precise Plan Update

On_November 25, 2014, the City Council approved the North Bayshore Precise Plan. On April 14, 2015, the City Council approved a scope of work for an amendment to the Precise Plan to allow residential uses. On July 25, 2015, the City held a community workshop at the Senior Center to receive public input. A second community workshop is being planned for October. Additional information on the Precise Plan Update process and upcoming meetings is available on the City's website.

Project Planner: Martin Alkire

• Website: North Bayshore Precise Plan Update

2. North Bayshore Trip Cap Report

On June 23, 2015, the City Council accepted the City's North Bayshore Trip Cap Report. Updated North Bayshore traffic counts are planned in fall, 2015. <u>This information will be made available on the City's website.</u>

• Project Planner: Martin Alkire

3. North Bayshore Development Impact Fee (Nexus Study)

On June 16, 2015, the City Council authorized a contract with Economic Planning Systems, Inc. to develop a North Bayshore Development Impact Fee. This fee is expected to be considered for adoption by the City Council in fall, 2015.

• Project Planner: Martin Alkire

4. Intuit (2600 Marine Wy.) 🗸 🍫

Request for a Zoning Map Amendment from the ML (Limited Industrial) district to the P (Planned Community) district, a Planned Community Permit for two 1.0 office

buildings approximately 364,000 square feet and two new parking structures replacing 133,000 square feet of existing buildings, a Development Agreement, and Heritage Tree Removal Permit for the removal of 40 Heritage trees located on a 9.62 acre project site.



- Status/Next Step(s): Approved. Construction started in June 2014 and is anticipated to be completed in 2016.
- Planning Area: North Bayshore
- Project Planner: Stephanie Williams
- Applicant: Intuit Inc.

5. Charleston Retention Basin Habitat Restoration Project

In January 2014, Google submitted an application for a habitat restoration project at the Charleston Retention Basin. The project includes restoration and enhancement of wetlands, the surrounding landscape, and trail system for the area.

Status/Next Step(s): Under Review.

• Planning Area: North Bayshore

• Project Planner: Stephanie Williams

Applicant: Google, Inc.

6. Broadreach (1625 Plymouth Street)

Request for a Planned Community Permit for a new six story, 224,505 square foot office building and parking structure on a vacant 5.15 acre lot, located on the south side of Plymouth Street between North Shoreline Boulevard and Alta Avenue.

• Status/Next Step(s): Under review.

• Planning Area: North Bayshore

Project Planner: Stephanie Williams

• Applicant: Broadreach Capital Partners

7. Microsoft (1045-1085 La Avenida Street)

Request for a Planned Community Permit to demolish three office buildings (1, 3 &

4), renovate two existing office buildings (2 & 5), construct a new six-story main office building and a new three-level parking garage, and a Heritage Tree Removal Permit for the removal of 36 Heritage trees. The net new square footage is 128,000 square feet to the existing 515,000 square feet of office space. The 32-acre project site is located at the southeast corner of La Avenida Avenue and Macon Avenue in the P-39 (North Bayshore 2014) Precise Plan.



Status/Next Steps(s): Awaiting revisions.

• Planning Area: North Bayshore

• Project Planner: Nancy Minicucci

Applicant: Microsoft

8. Shashi Hotel (1625 North Shoreline Boulevard

Request for a Planned Community Permit to construct a five-story, 200 room hotel and a four-level parking structure and a Heritage Tree Removal Permit to remove 4 Heritage trees on a 1.35 acre site. The site is located on the east side of North Shoreline Boulevard on the southeast corner of North Shoreline Boulevard and Space Park Way in the P-39 (North Bayshore 2014) Precise Plan.

• Status/Next Steps(s): <u>Under review</u>.

• Planning Area: North Bayshore

Project Planner: Scott Plambaeck

Applicant: Shashi Hotel

SAN ANTONIO CHANGE AREA

9. Prometheus (420 San Antonio Rd.)

Request for a Planned Community Permit to construct a 373-unit, 4-story apartment building with 10,000 square feet of ground floor retail to replace 7 existing retail, office and industrial buildings totaling approximately 80,670 square feet on a 5.7 acre site, on the west side of San Antonio Road between Fayette Drive and Miller Drive.

• Status/Next Step(s): Awaiting revisions. The San Antonio Precise Plan was adopted in December 2014. The applicant has resubmitted plans for a higher density project (State Density Bonus) for review.

• Planning Area: San Antonio

• Project Planner: Scott Plambaeck

• Applicant: Prometheus Real Estate Group

10. Merlone Geier Partners (MGP) Phase II (405 San Antonio Rd.)

In December 2014, Council approved a request for a mixed-use development on 9.9 acres. The project consists of office (360,909 square feet), retail/commercial (107,835 square feet), cinema (approx. 1410 seats) and hotel (167 rooms) totaling approximately 1,080,800 square feet.



• Status/Next Step(s): Approved. Building permit plans are currently under review.

• Website: San Antonio Center

• Planning Area: San Antonio

• Project Planner: Nancy Minicucci

• Applicant: Merlone Geier Partners

11. The DeNardi Group (2645 & 2655 Fayette Drive)

Request for a Development Review Permit and Tentative Map for a new four-story, 26-unit condominium development with underground parking and a Heritage Tree Removal Permit for nine trees on a 0.65-acre site located on the south side of Fayette Drive in the R3-D



(Multiple-Family) District. The project will replace a commercial building and six existing residential units.

• Status/Next Step(s): <u>Incomplete</u>; <u>awaiting revisions</u>.

• Planning Area: San Antonio

• Project Planner: Mariya Hodge

• Applicant: The DeNardi Group

EL CAMINO REAL CHANGE AREA

12. 2300 W El Camino Real

In February 2015, the applicant submitted a Planned Community Permit and a Provisional Use Permit for the remodel and expansion of an existing hotel, to allow a four-story, 117 room hotel with a level of underground parking. The project site is located on the north side of El Camino Real between Ortega Avenue and South Rengstorff Avenue in the El Camino Real Precise Plan (P38) District.

• Status/Next Step(s): Awaiting revisions.

• Planning Area: El Camino Real

• Project Planner: Diana Pancholi

• Applicant: Arris Studio Architects

13. Lennar Multi Family Communities (2268 W. El Camino Real)

In June, the applicant applied for a Planned Community Permit and Development Review Permit for a new 3 to 4 story, 204-unit residential apartment project with underground parking on a 2.6 acre site replacing the 21,026 square foot Olive Tree Shopping Center and 4 single-story commercial structures along El Camino Real and Latham Street. This property is located on the north side of West El Camino Real and the south side Latham Street between Ortega Avenue and South Rengstorff Avenue in the P-38 (El Camino Real) Precise Plan.

- Status / Next Step(s): Awaiting revisions.
- Project Planner: Nancy Minicucci

• Applicant: Lennar

14. UDR (1984 El Camino Real W.) 🤡 🍫

In November 2013, the City Council approved a 160-unit apartment project with

4,000 square feet of floor ground retail space, and a Heritage Tree Removal Permit to remove 10 Heritage trees, to replace the Pacific Inn Motel on a 2.85-acre site, located on the north side of El Camino Real between Escuela Avenue and Rengstorff Avenue.



• Status/Next Step(s): Approved. Construction is underway.

• Planning Area: Central Neighborhoods

• Project Planner: Rebecca Shapiro

• Applicant: West El Camino LLC - UDR

15. Residence Inn Gatehouse (1854 El Camino Real W.)

Request for a Development Review Permit to allow the construction of an 8,940 square foot hotel gatehouse and a Heritage Tree Removal Permit for the removal of 3 heritage trees on a 3.22 acre project site, located on the north side of El Camino Real West, between Mariposa and Escuela Avenue.

• Status/Next Step(s): Application has been submitted. Staff review is underway.

• Planning Area: El Camino Real

Project Planner: Diana Pancholi

Applicant: DLR Group

16. Residence Inn (1740 El Camino Real W.) 🤡 🍫

In August 2013, the Zoning Administrator approved a Conditional Use Permit for a new four story, 22,000 square foot hotel building with 32 rooms on a 0.38-acre site.

- Status/Next Step(s): Approved. Construction is currently underway and is expected to be completed in spring, 2016.
- Planning Area: Central Neighborhoods

• Project Planner: Nancy Minicucci

Applicant: DLR Group

17. Tropicana Lodge – Prometheus (1720 El Camino Real W.) 🤡 🍫

In March 2013, the City Council approved a request for a Rezone from CRA (Commercial/Retail Arterial) to P (Planned Community), a Planned Community

Permit to construct up to a 162-unit residential apartment building in two four-story buildings and the removal of 11 heritage trees to replace the Tropicana Lodge and Western Appliance Store on a 2.51-acre site, on the north side of El Camino Real, between Mariposa



Avenue and Escuela Avenue

- Status/Next Step(s): Approved. Construction started in January 2014 and is expected to be completed Sprint of 2016.
- Planning Area: Central Neighborhoods

• Project Planner: Scott Plambaeck

Applicant: Prometheus Real Estate Group

18. Austin's - Prometheus (1616 El Camino Real W.) 📀 🍫

In March 2014, the City Council approved a request for a Rezone from the CRA (Commercial/Residential-Arterial) district to the P (Planned Community) district, a Planned Community Permit to construct a 66 unit, 4-story apartment building to replace two existing retail buildings totaling approximately 6,100 square feet, and a Heritage Tree Removal Permit for the removal of two heritage trees on a 0.99 acre project site, located on the northwest corner of El Camino Real and Mariposa Avenue

- Status/Next Step(s): Approved. Construction started in December 2014 and is expected to be completed in summer 2016.
- Planning Area: Central Neighborhoods
- Project Planner: Scott Plambaeck
- Applicant: Prometheus Real Estate Group

19. 1701 W. El Camino Real

The applicant submitted a request for a Planned Community Permit to allow the construction of a 24-unit residential development, including a State density bonus request for a 20% density bonus (4 units) on a vacant, approximately ½ acre site on the corner of Rich Avenue and El Camino Real West.

- Status/Next Step(s): Under review; awaiting revisions. The City is evaluating an alternate proposal for an affordable housing development through the City's Notice of Funding Availability (NOFA) process.
- Planning Area: Central Neighborhoods
- Project Planner: Rebecca Shapiro
- Applicant: El Camino MV Holdings LLC Branagh Development

20. Harv's Car Wash - Regis Homes (1101 El Camino Real W.) 📀

On November 12, 2014, the City Council approved a Zoning Map Amendment to rezone the rear portion of the project site from R2-9sd (One- and Two-Family Residential Special Design) district to the CRA (Commercial/Residential-

Arterial) district and a General Plan Map Amendment to alter the land use designation for the



same portion of the project site from Medium-Density Residential to Mixed-Use Corridor, a Conditional Use Permit and Development Review Permit for a 4-story, 52-unit condominium development with a 35% density bonus, under State Density Bonus Law, and one-level of underground parking, and a Heritage Tree Removal Permit to remove one Heritage Tree on a 0.98 acre (42,127-square-foot) project site. The proposed project includes demolishing the existing Harv's Carwash and replacing it with 52 ownership units, resulting in approximately 73,445 net new square feet of development on the site.

- Status/Next Step(s): Approved. Building permit plans are currently under review. Construction of the underground parking will begin in the Fall of 2015.
- Planning Area: Central Neighborhoods
- Project Planner: Lindsay Hagan
- Applicant: Regis Homes Bay Area

21. Greystar (801 El Camino Real W.) 🔮

Request for a Zoning Map Amendment from the CRA (Commercial/Residential-Arterial) district to the P (Planned Community) district, a Planned Community Permit to construct a new mixed-use project with 164 apartment units and 10,800 square feet of commercial space on a 2.39 acre project site, replacing 22,380 square feet of existing commercial development.

• Status/Next Step(s): Approved. Building permit plans are currently under review.

• Planning Area: Central Neighborhoods

• Project Planner: Stephanie Williams

• Applicant: Greystar

22. Medical Building (412 El Camino Real W.) 🕏 🍫

In May 2014, the Zoning Administrator approved a request for a new 8,582 square foot medical office building on a 24,484 square foot lot. An appeal was filed in June 2014, but was withdrawn in September 2014. The project involves the removal of two small, vacant commercial structures and one Heritage tree.

- Status/Next Step(s): Approved. Construction began in February 2015.
- Planning Area: Central Neighborhoods
- Project Planner: Eric Anderson
- Applicant: Meridian Property Ventures

23. Wonder Years Preschool (86 El Camino Real)

In June 2015, Wonder Years Preschool submitted a formal application to build a new 2-story, 4,800-square-foot preschool building on a site adjacent to their current property. The project would replace an existing 1-story building that currently houses a car-stereo business.

- Status/Next Step(s): Under review.
- Planning Area: Central Neighborhoods
- Project Planner: Eric Anderson
- Applicant: Wonder Years Preschool

24. Lennar Apartments (865 East El Camino Real) 🐼 🌜

In April 2013, the City Council approved a Planned Community Permit for a fourstory, 150-unit residential development with underground parking and a Heritage

Tree Removal Permit for 15 trees on a 2.3-acre site for SummerHill Apartment Communities. The project includes demolition of an existing billiard hall, grocery store, and restaurant. Lennar Multifamily Communities has purchased the site from SummerHill.



- Status/Next Step(s): Approved. Construction began in November 2013 and is expected to be completed in fall 2015.
- Planning Area: Grant/Sylvan
- Project Planner: Mariya Hodge
- Applicant: Lennar Multifamily Communities

EAST WHISMAN CHANGE AREA

25. East Whisman Precise Plan

On June 23, 2015, the City Council accepted a VTA grant to help develop a new East Whisman Precise Plan. A scope of work for this new plan will be brought to the City Council in fall 2015.



• Planning Area: Moffett/Whisman

• Project Planner: Lindsay Hagan

26. National Avenue Partners (600 National Ave.)

In May 2014, the City Council approved a request by National Avenue Partners to rezone 4.8 acres (210,346 sq. ft.) from ML (Limited Industrial) District to P (Planned Community) District to allow a new 4-story, 140,654 sq. ft. office building (0.67 FAR) a one-story parking structure and the removal of 11 Heritage trees to replace four industrial buildings.

• Status/Next Step(s): Approved. Project is under construction.

• Planning Area: Moffett/Whisman

• Project Planner: Lindsay Hagan

• Applicant: National Avenue Partners

27. The Quad / Lovewell (369 N. Whisman Rd.)

In September 2011, the City Council approved a request for a Transit Oriented Development, Planned Unit Development Permit and Heritage Tree Removal Permit to construct a three-story 70,846 sq. ft. office building, a four-story 109,927 sq. ft. office building and two four-story parking structures on a 29.3-acre site (0.49 FAR) with seven existing office buildings and the removal of 22 heritage trees. The approval also included a parking reduction of 143 spaces or 6.9 percent of the required parking, a Tentative Map to create 13 parcels, and a 10-year Development Agreement. The site is located on the east side of N. Whisman, north of E. Middlefield Road.

- Status/Next Step(s): Approved, but inactive at this time. Entitlements are vested through September 2021.
- Planning Area: Moffett/Whisman
- Project Planner: Scott Plambaeck
- Applicant: Whisman Associates, LLC

28. Renault & Handley (580 - 620 Clyde Avenue)

On November 17, 2014, the City Council authorized staff to study a new 178,477 square foot, 5-story office building and a three-story parking garage on a 5.15 acre site. In April 2015, the applicant submitted a formal application, including a request for a rezoning from ML (Limited Industrial) to P (Planned Community), and a Heritage Tree Removal Permit for the removal of up to 39 Heritage trees. The project would replace two one-story light industrial buildings totaling approximately 75,000 square feet.

• Status/Next Step(s): Under review. The Environmental Planning Commission provided project and policy direction at a hearing on June 17, 2015.

Planning Area: Moffett/Whisman

• Planner: Eric Anderson

• Applicant: Renault & Handley

29. Symantec (575 E. Middlefield Rd.)

In February 2010, the City Council approved a request for a Transit Oriented Development Permit to construct a 102,419 sq. ft., four-story office building on a 10.7-acre site (0.5 FAR) with three existing office buildings and a request for a heritage tree permit to remove 21 heritage trees. The approval includes upgrades to the existing parking lot and landscaping, a parking reduction of 62 spaces or 7.9 percent of the total required parking, a parcel map to create condominium parcels for the buildings, and an 8-year Development Agreement. This property is located on the south side of East Middlefield Road between Ellis Street.

• Status/Next Step(s): Approved, but inactive at this time. Entitlements are vested through February 2018. The applicant applied for an amendment to the Development Agreement (DA), and the request was considered by the City Council on March 31, 2015. Council approved a DA amendment in May of 2015.

• Planning Area: Moffett/Whisman

Project Planner: Scott Plambaeck

• Applicant: Symantec

30. Google (700 E. Middlefield Road and 1100 W. Maude Avenue)

Google has submitted a request for a Site Plan and Architectural Review approval to modify the parking lots for this existing office campus. The project would include removal of parking and addition of a landscape courtyard.

• Status/Next Step(s): Incomplete. Awaiting resubmittal.

• Planning Area: Moffett/Whisman

• Project Planner: Lisa Ring

• Applicant: Google, Inc.

MOFFETT CHANGE AREA

31. Prometheus (100 Moffett Blvd.) 🗸 🍫

In December 2013, the City Council approved a 184-unit apartment project. The

project includes three new residential buildings on an approximately 2.68 acre site. project includes conversion of an existing vehicle on-ramp to bicycle/pedestrian-only paseo connecting Stierlin Road to the corner of Central Expressway and Moffett Boulevard.



• Status/Next Step(s): Approved. Construction is underway and expected to be completed by mid/late-2016.

• Planning Area: Monta Loma/Farley/Rock

• Project Planner: Rebecca Shapiro

• Applicant: Prometheus Real Estate Group

32. Hampton Inn Addition (390 Moffett Blvd.) 📀

In March 2014, the Zoning Administrator approved an application by Hampton Inn and Suites to allow an 11,630 square foot, 21 room addition to an existing 52,707 square foot, 87 room hotel (Hampton Inn and Suites), a parking reduction of 18 spaces (93 from the required 111), and a Heritage Tree Removal Permit to remove 1 Heritage Tree on a 1.34 acre project site. Expansion was made possible when the hotel owner purchasing the adjacent parcel at 330 Moffett Blvd.

- Status/Next Step(s): Approved. The Building Permit plans are under review.
- Planning Area: Monta Loma/Farley/Rock
- Planner: Elizabeth Cramblet
- Applicant: Tobin Dougherty (Architect)

DOWNTOWN AND EVELYN CORRIDOR PRECISE PLANS

33. Hope Street Investors (231-235 Hope St.)

In June 2015, the City Council approved a request for a Planned Community permit and Provisional Use Permit for a four story, 9-unit condominium project replacing three apartment units, and a Heritage Tree removal permit to remove 2 Heritage Trees on a 0.26 acre site located on the east side of Hope Street between Villa and Dana Street.

- Status/Next Step(s): Approved. The applicant intends to submit for Building Permit in fall 2015.
- Planning Area: Central Neighborhoods
- Project Planner: Diana Pancholi
- Applicant: Bill Masten Architect & Associates

34. Downtown Mixed Use Building (605 Castro St.) 📀 🍫

In April 2013, the City Council approved a Planned Community Permit for a new four story, mixed use building with eight condominium units and 28,000 square feet of commercial space and Heritage Tree Removal Permit for the removal of four

Heritage trees, to replace two office buildings and a single-family residence on a 0.46-acre project site.

• Status/Next Step(s): Approved. Construction began in summer of 2014 and is expected to be completed in 2015.

• Planning Area: Central Neighborhoods

• Project Planner: Stephanie Williams

• Applicant: MPM Corporation

35. Residential Condominium Project (325, 333 & 339 Franklin Street)

Request for review of a Planned Community Permit to replace 13 existing rental units with a 15-unit condo project on a 0.52 acre lot.

• Status & Next Steps: Under review.

Planning Area: Downtown

Project Planner: Lisa Ring

Applicant: DaRosa Associates

36. St. Joseph's Church (582 Hope Street, corner of Castro & Church)

Request for a Planned Community Permit to construct a mixed-use development with (1) a 3- to 4-story, 96,500 square foot commercial building along Castro Street with 8,000 square feet of ground-floor retail and 3-levels of underground parking; (2) 12 residential units and a 3,400 square foot church parish office along Hope Street; and (3) a Heritage Tree Removal Permit to remove 4 Heritage trees. This project will replace an existing surface parking lot at the northeast corner of Castro and Church Streets and an existing one-story, 7,400 sq. ft. church parish building on Hope Street. The church will remain. The project is located on the north side of Church Street between Castro Street and Hope Street.

• Status & Next Steps: Awaiting revisions.

• Planning Area: Downtown

• Project Planner: Rebecca Shapiro

 Applicant: The Sobrato Organization and the Roman Catholic Bishop of San Jose

37. Fairmont Mixed Use Project (881 Castro Street)

Request for a Provisional Use Permit and Planned Community Permit to construct a 4-story, mixed-use building with 9,400 sq. ft. of ground-floor commercial space and 14 condominium units with three levels of underground parking and a Tentative Map to merge three lots into one lot with condominium lots to replace three existing commercial buildings on a 0.29-acre project site. The project site is located on the northeast corner of Castro Street and Fairmont Avenue in the P-19 (Downtown) Precise Plan.

• Status & Next Steps: Under Review.

• Planning Area: Downtown

• Project Planner: Lindsay Hagan

• Applicant: Castro GPRV 10, LLC

PLANNING PROJECTS OUTSIDE OF CHANGE AREAS AND DOWNTOWN/ EVELYN CORRIDOR

Monta Loma/Farley/Rock Planning Area

38. Windsor Academy (908 N. Rengstorff Ave.)

In October 2014, the Zoning Administrator approved a Conditional Use Permit and Development Review Permit for a new 2-story, 8,088-square-foot, 84 child daycare center and a Heritage Tree removal permit to remove two Heritage Trees on a 0.43 acre (18,731 sq. ft.) project site. The project includes the demolition of one single-family home, resulting in 7,318 net new square feet of development on the site.

• Status/Next Step(s): Approved. Building Permit plans are under review.

• Planning Area: Monta Loma/Farley/Rock

• Project Planner: Lindsay Hagan

• Applicant: Windsor Academy

39. D.R. Horton (827 N. Rengstorff Ave.)

In April 2013, the City Council authorized a Gatekeeper request by City Ventures to study a rezoning of 1.4 acres of industrial land to allow a mixed-use retail and condominium project. After further consideration, City Ventures proposed a lower-

density rowhouse project. In June 2014, the City Council approved a General Plan Land Use Map Amendment from Limited Medium **Industrial** to Density Residential (13 to 25 units per acre), a Zoning Map Amendment from ML (Limited Industrial) to R3-2 (Multiple Family Residential), a Planned Unit



Development Permit and Development Review Permit for a new 24-unit rowhouse development, a Heritage Tree Removal Permit for seven trees, and a Tentative Map for 24 rowhouses on a 1.4 acre site located at the south east corner of North Rengstorff Avenue and Colony Street. The project includes demolition of an existing one-story industrial building. D.R. Horton has purchased the site from City Ventures.

- Status/Next Step(s): Approved. Building Permit plans are currently under review. A demolition permit was issued in February 2015 and demolition is complete.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: Mariya Hodge
- Applicant: D.R. Horton

40. Paul Ryan (858 Sierra Vista Ave.)

On November 12, 2014 the City Council approved a Request for a Planned Unit Development Permit, Development Review Permit, and Heritage Tree Removal Permit to allow for four small-lot, single-family homes to replace an existing home, on a 0.52 acre project site, located on the west side of Sierra Vista Avenue between Colony Street and Plymouth Street in the R3-2 (Multiple-Family Residential) district.

• Status/Next Step(s): Approved. The applicant intends to submit for building permit in fall 2015.

Planning Area: Monta Loma/Farley/Rock

• Project Planner: Diana Pancholi

• Applicant: Paul Ryan

41. William Lyon Homes (1951 Colony St.) 🗸 🍫

In November 2013, the City Council approved General Plan Amendment from General Industrial to Medium Density Residential (13 to 25 units per acre), a Zoning Map from Amendment the General Industrial (MM-40) district to the Multiple-Family Residential (R3-2) district, a Planned Unit Development Permit for a



33 unit rowhouse project, and a Heritage Tree Removal Permit to allow the removal of 11 Heritage Trees on a 1.83 acre project site, located on the southeast corner of Sierra Vista Avenue and Colony Street..

- Status/Next Step(s): Approved. Construction began in summer 2014 and is anticipated to be completed in 2015.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: Stephanie Williams
- Applicant: William Lyon Homes

42. Dividend Homes (1958 Rock St.) 📀 🍫

In June 2013, the City Council approved a request for a Planned Unit Development to allow 19 rowhomes, replacing 12 apartment units, and a Heritage Tree Removal



Permit for the removal of 5 Heritage trees, on a 1.13-acre project site, located between Sierra Vista Avenue and North Rengstorff Avenue.

- Status/Next Step(s): Approved. Construction began in summer 2014 and completion is expected by September 2015.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: Scott Plambaeck
- Applicant: Dividend Homes

43. Paul Ryan (2392 Rock St.)

In March 2013, Paul Ryan submitted a request for a Planned Unit Development Permit and a Heritage tree removal permit associated with a 3-unit small-lot single-family development on a 0.38 acre site.

- Status/Next Step(s): Approved. The Building Permit plans are under review.
- Planning Area: Monta Loma
- Planner: Elizabeth Cramblet
- Applicant: Paul Ryan

44. 333 N. Rengstorff Ave.

In March 2015 the City Council approved a request by Dinar & Associates for a 29 unit rowhouse project on a 1.72 acre site. In July 2015 the property was sold and the new owners have stated their intention of rehabilitating the existing apartment complex and site improvements.

• Status/Next Step(s): Approved.

• Planning Area: Monta Loma/Farley/Rock

• Project Planner: Elizabeth Cramblet

• Applicant: Moshe Dinar, Architect; Mounir Kardosh, Owner

45. Classic Communities (1946 San Luis Ave.) 🗸 🍫

In May, 2014 the City Council approved a request by Classic Communities for a 28 unit rowhouse project on a 1.6 acre site. The properties included a total of 25 existing units.

• Status/Next Step(s): Approved. Under construction.

• Planning Area: Monta Loma/Farley/Rock

• Project Planner: Diana Pancholi

• Applicant: Classic Communities

46. 1998-2024 Montecito Ave. ❖

In September 2014, Stuart Welte submitted a formal application for a 3-story 17-unit

condominium project with underground parking on 0.93 acre project site. The project would replace three apartments and a single-family home, and would remove up to 11 Heritage trees. The project includes a two unit Density Bonus request and includes one very low income unit.



• Status/Next Step(s): Approved. The City Council approved the project on May 26, 2015.

Planning Area: Monta Loma/Farley/Rock

• Project Planner: Eric Anderson

• Applicant: Stuart Welte (Architect)

47. 647 Sierra Vista Ave.

In December 2014, Classic Communities submitted a formal application for a 29 rowhomes project on a 1.6 acre site. The site is split-zoned, with a portion in the CRA (Commercial/Residential-Arterial) District, and a portion in the R3-2.2 (Multiple Family) District.

• Status/Next Step(s): Under Review.

• Planning Area: Monta Loma/Farley/Rock

• Project Planner: Diana Pancholi

• Applicant: Classic Communities

48. 1968 Hackett Ave. & 208-210 Sierra Vista Ave. ❖

The applicant submitted a request for a Planned Unit Development and Development Review Permits to allow construction of a 24-unit rowhouse project to replace 21 existing apartment units and a request to remove 8 Heritage trees on a 1.60 acre project site in the R3-2.2 (Multiple-Family) Zoning District.

• Status/Next Step(s): Approved. <u>The Building Permit Plans are under review</u>.

• Planning Area: Monta Loma/Farley/Rock

• Project Planner: Rebecca Shapiro

• Applicant: Dividend Homes

49. California Communities/Peninsula Communities (2025 and 2065 San Luis Avenue)

Request for a Planned Unit Development Permit, Development Review Permit, and Tentative Tract Map for a new 33-unit rowhouse development on a vacant 0.93-acre site. The project was initially submitted in October 2014 for a nine-unit development on a vacant lot at 2065 San Luis Avenue. The Developer acquired the adjacent 17-unit apartment complex site at 2025 San Luis Avenue and submitted revised plans in August 2015 for an expanded project on both properties.

• Status/Next Steps: <u>Under review</u>.

• Planning Area: Monta Loma/Farley/Rock

Project Planner: Mariya Hodge

• Applicant: California Communities/Peninsula Communities

Moffett/Whisman Planning Area

50. Calvano Development (1001 N. Shoreline Blvd)

Request for a Development Review Permit for the construction of a 4-story, 111,443 square foot office building with outdoor amenity space and a surface parking lot; a Heritage Tree Removal Permit to remove 33 Heritage trees, and a lot merger to combine 9 lots into one parcel on a 7.3-acre site, located on the northeast corner of N. Shoreline Boulevard and Terra Bella Avenue in the ML (Limited Industrial) and MM (General Industrial) districts. The project would result in the demolition of nine existing commercial and industrial buildings.

- Status/Next Step(s): A Joint Administrative Zoning and Subdivision Committee public hearing is scheduled for September 9, 2015.
- Planning Area: Moffett/Whisman

• Project Planner: Lindsay Hagan

Applicant: Calvano/CPR Mountain View Venture, LLC

51. 1075 Terra Bella Avenue

In April 2015, Calvano Development submitted a request for a Development Review Permit for a new 13,046 square foot R&D building on a 37,312 square foot site, and a Heritage Tree Removal Permit for the removal of up to 24 heritage trees. The site currently contains several small residential structures in the MM (General Industrial) Zoning District.

• Status/Next Step(s): Awaiting revisions.

• Planning Area: Moffett/Whisman

• Project Planner: Eric Anderson

• Applicant: Calvano Development

52. 750 Moffett Boulevard (Moffett Gateway)

In April 2015, an informal application was submitted for a General Plan Land Use Map Amendment from undesignated Caltrans property to Mixed-Use Corridor, a Zoning Map Amendment from A (Agriculture) and undesignated Caltrans property to P (Planned Community), and a Planned Community Permit and Development Review Permit for a 255 room hotel and 199,000 square foot office building on a vacant 10 acre project site. The project site is located in the southwest quadrant of Highway 101 and Moffett Boulevard.

• Status: Under review.

• Planning Area: Moffett/Whisman

• Planner: Stephanie Williams

• Applicant: Broadreach Capital Partners

53. Holiday Inn Express (870 Leong Dr.)

Request for a Planned Community Permit and Development Review Permit for the construction of a new 41,039 square foot, 78-room hotel, on a 0.85-acre site, located on the west side of Leong Drive.

• Status/Next Step(s): Incomplete. Awaiting revisions.

• Planning Area: Moffett/Whisman

• Project Planner: Scott Plambaeck

• Applicant: Temple Hospitality

54. 660 Tyrella Avenue

In March 2015, the applicant submitted a request for a Planned Community Permit and Development Review Permit for a 33 unit rowhouse project and a Heritage Tree Removal Permit to remove eight heritage trees to replace 52 apartment units on a 1.84 acre project site, located on the southwest corner of Tyrella Avenue and Fairchild Drive.

• Status: <u>Under review</u>.

• Planning Area: Moffett/Whisman

• Planner: Lisa Ring

• Applicant: Warmington Residential

55. Dividend Homes (111 & 123 Fairchild Dr.) 📀 🍫

In January 2014, the City Council approved a request for a Planned Community Permit and Planned Unit Development Permit to allow 18 rowhomes, replacing 6 apartment units and 5 industrial buildings, and a Heritage Tree Removal Permit to remove eight Heritage trees, on a 1.0-acre project site, located on the southeast corner of Tyrella Avenue and Fairchild Drive.

• Status/Next Step(s): Approved. Construction has begun and is expected to be completed by fall 2015.

• Planning Area: Moffett/Whisman

• Project Planner: Scott Plambaeck

• Applicant: Dividend Homes

56. 133-149 Fairchild Dr. 🥥

Request for a Planned Community Permit and Planned Unit Development Permit to allow a new 35-unit rowhouse project and a Heritage Tree Removal Permit to remove 10 Heritage trees on a 1.8 acre project site, located on the south side of Fairchild Drive between Tyrella Avenue and North Whisman Road.

• Status/Next Step(s): This project is phase II of the 111 Fairchild Dr. project. Council approved the project July 7, 2015 and the applicant has submitted for building permits.

• Planning Area: Moffett/Whisman

• Project Planner: Scott Plambaeck

• Applicant: Dividend Homes

57. Warmington Residential (277 Fairchild Dr.)

In February 2014, the applicant submitted a Planned Community Permit request for a rowhouse project on a 1.47 acre site with frontage on Fairchild Drive and Evandale Avenue on the block between North Whisman Road and Tyrella Avenue. The project includes 22 3-story attached single-family homes and four 2-story detached single-family homes, facing Evandale Avenue. The project would remove up to 8 Heritage Trees. Existing uses on the lot include two single-family homes, a motel, and a small convenience store.



• Status/Next Step(s): Approved. The City Council approved the project on June 9, 2015.

• Planning Area: Moffett/Whisman

• Project Planner: Eric Anderson

Applicant: Warmington Residential

58. Hetch-Hetchy Property (450 N. Whisman Dr.) 📀

In April 2013, the applicant submitted a request for a Planned Unit Development Permit and Development Review Permit for a 37-unit rowhouse development and a public trail on a vacant 6.4 acre property, located on North Whisman Road between Whisman Court and Walker Drive. The City Council approved the project on November 12, 2014.



• Status/Next Step(s): Approved. The Building Permit plans are under review.

• Planning Area: Moffett/Whisman

• Project Planner: Scott Plambaeck

• Applicant: SummerHill Homes

59. DeNardi Homes (186 East Middlefield Rd.)

In January 2015, the applicant submitted a request for a Planned Unit Development Permit and Development Review Permit for an 8-unit rowhouse project, replacing several small residential structures. In August 2015 it was revised to an 8-unit condominium project over a shared parking podium. The project will be oriented toward Flynn Ave. and will not affect the structures facing East Middlefield Rd.

• Status/Next Step(s): Awaiting revisions.

• Planning Area: Moffett/Whisman

Project Planner: Eric Anderson

Applicant: DiNardi Homes

60. 167 N. Whisman Rd.

In September 2013, plans were submitted for a 2-unit small-lot single-family subdivision totaling approximately 6,600 square feet on 0.3 acres in the Whisman Station Precise Plan area.

- Status/Next Step(s): Under review. Staff is awaiting project revisions. The Zoning Administrator will likely hold an administrative zoning hearing to take final action on the project in early fall 2015.
- Planning Area: Moffett/Whisman
- Project Planner: Scott Plambaeck
- Applicant: Jose Rama (Architect); Ian Anderson (Owner)

61. Antenna Farm (Pacific Dr.)

Request for a Precise Plan Amendment to the Whisman Station Precise Plan to allow small-lot single-family homes where rowhomes are required and a Planned Community Permit for 16 small-lot single-family homes on a vacant 2 acre project site.

- Status/Next Step(s): Approved. An application for Building Permit is anticipated in mid-2015.
- Planning Area: Moffett/Whisman
- Project Planner: Stephanie Williams
- Applicant: Signature Homes

62. South Whisman Project (Ferguson Rd.)

In June 2015 the City Council approved a Master Plan to create a new residential neighborhood on 38 acres of land on five separate parcels and Planned Community Permits for 592 units on approximately 28 acres, consisting of 394 residential apartments, 198 rowhouse units and a 2.76 acre public park.

- Status/Next Steps: Approved.
- Planning Area: Moffett/Whisman

• Project Planner: Melinda Denis

• Applicant: Pulte Homes & EFL Development

San Antonio Planning Area

63. Mora-Ortega Precise Plan

Request for a Planned Community Permit, Planned Unit Development and Heritage Tree Removal permit to demolish 15 existing industrial buildings on 17 lots in order to construct 75 attached rowhomes, and a 0.45-acre public park on a 5.13 acre total project site. The project is located on the east side of Ortega Avenue between California Street and the terminus of Ortega Avenue.

• Status/Next Step(s): A City Council hearing is tentatively scheduled for October 2015.

• Planning Area: San Antonio

• Project Planner: Scott Plambaeck

• Applicant: Lennar Homes

64. Anton Caltega (394 Ortega Avenue)

In July 2015, Anton Development Company submitted a request for informal review of a 5-story, 190-unit apartment building with 2 levels of underground parking to replace a single family home and accessory structures. The 2.04-acre project site is on the southwest corner of California Street and Ortega Avenue in the San Antonio Precise Plan area.

• Status/Next Step(s): Informal Review

• Planning Area: San Antonio

• Project Planner: **Eric Anderson**

• Applicant: Anton Development Company

65. Barry Swenson Builder (1958 Latham Street)

In January 2015, a formal application was submitted for a new three story, 6-unit rowhouse project on a 0.39-acre site, replacing a single-family home and a large

garage structure and a Heritage Tree Removal Permit for the removal of up to five Heritage trees. <u>In August 2015 the project was revised to preserve the two large Coast Live Oaks on the property</u>.

- Status/Next Step(s): <u>Under review</u>. A Zoning Administrator Hearing is tentative scheduled in October 2015 and a City Council Meeting is tentatively scheduled in December 2015.
- Planning Area: San Antonio
- Project Planner: Eric Anderson
- Applicant: Barry Swenson Builder

66. Senior Assisted Living (574 Escuela Ave.) 📀

In January 2013, the City Council approved a Zoning Text Amendment, Conditional Use Permit, Planned Unit Development Permit and Heritage Tree Removal permit to allow 44 senior assisted living beds, in a two-story, senior assisted-living project to replace an existing multi-family building on a 0.55 acres project site.

- Status/Next Step(s): Approved. Building Permits are under review.
- Planning Area: San Antonio
- Project Planner: Stephanie Williams
- Applicant: Wayne Aozasa

Central Neighborhood Planning Area

67. Mountain View Co-Housing Community (445 Calderon Ave.) 🐼 🌜

In September 2011, the City Council approved a Planned Unit Development Permit, Development Review Permit, Tentative Subdivision Map, Historic Preservation Permit and Heritage Tree Removal Permit to construct a three-story, 19-unit cohousing project and relocation and improvement to a historic home on site.

- Status/Next Step(s): Approved. Construction is expected to be completed in mid-2015.
- Planning Area: Central Neighborhood

• Project Planner: Stephanie Williams

• Applicant: David & Susan Burwen

Miramonte/Springer Planning Area

68. El Camino Real Hospital Campus Update (2500 Grant Rd.)

Request for a Planned Community Permit to construct a new 2-story, 63,000 sq. ft. Behavioral Health building, a new 7-story, 260,000 sq. ft. medical office building, a new 5-level 350-stall parking structure adjacent to the new medical office building, and 4-level, 370-stall addition to the existing North Parking Garage; and a Heritage Tree Removal Permit to remove 30 heritage trees on the 40-acre hospital campus. The project includes demolition of the following existing buildings: 21,300 sq. ft. behavioral health building, 278,372 sq. ft. Old Main Hospital Building, and a 9,000 sq. ft. North Addition (adjacent to the Old Main Hospital).

• Website: El Camino Hospital

• Status/Next Step(s): Under Review.

• Planning Area: Miramonte/Springer

• Project Planner: Lindsay Hagan

• Applicant: El Camino Hospital

Grant/Sylvan Planning Area

69. Live Oak Properties (525 East Evelyn Ave.) 🐼

In September 2012, the City Council approved a request for a Planned Unit Development Permit, and Development Review Permit to allow a 70-unit attached rowhouse project and a Heritage Tree Removal Permit to remove 7 Heritage trees, on a 3.65 acre lot with existing industrial buildings. The project is Phase II of the Shea Home project on East Evelyn Avenue and is located on the south side of East Evelyn Avenue, east of Highway 237.

• Status/Next Step(s): Approved. The property owner requested a permit extension for the PUD permit and the tentative map to <u>September 12, 2016</u>.

The extension of time request was approved by the Zoning Administrator on June 25, 2014.

• Planning Area: Grant/Sylvan

Project Planner: Scott Plambaeck

• Applicant: Live Oak Properties

70. Evelyn Family Apartments (779 E. Evelyn Avenue)

Request for a General Plan Map Amendment to alter the land use designation from General Industrial to High-Density Residential, a Zoning Map Amendment to rezone the property from P(30) Sylvan-Dale Precise Plan to R4 (High-Density Residential) zoning district, and a Development Review Permit to construct a 4-story, 116-unit apartment building for low- and very-low income households with two on-site manager units and one-level of underground parking to replace an existing two-story office building and a one-story commercial building.

• Status/Next Step(s): Under Review.

• Planning Area: Central Neighborhoods.

• Project Planner: Lindsay Hagan

• Applicant: ROEM

71. 334 Bryant Avenue

Request for a Preliminary Parcel Map to subdivide a 0.9-acre lot into four single-

family lots, a Planned Unit Development Permit and a Development Review Permit to construct four new single-family homes replacing one existing single-family home, and a Heritage Tree Removal Permit to remove three Heritage trees. The project is located on the north side of Bryant Avenue near Stacey Court.



• Status/Next Steps: Under review.

Planning Area: Grant/Sylvan

• Project Planner: Mariya Hodge

• Applicant: Kanu Patel

Attachment:

• September 2015 – Planning Division Update Map

